



Chermside West, 9 Koonya Street

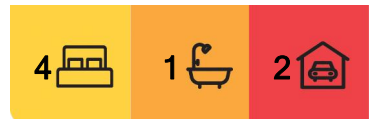
An Absolute Chermside West TREASURE in Premium Cul-de-sac Position, Just Metres to Raven Street Reserve!

Perfectly positioned in one of Chermside West's most desirable and tightly-held streets, this meticulously maintained highset brick home will immediately impress you with its presentation and perfect location. Perched high in an elevated location in a whisper quiet cul-de-sac, this beautifully presented home is just moments to the stunning Raven Street Reserve —a peaceful bushland oasis with delightful walking tracks and wildlife. Within close proximity of some excellent local schools (primary and secondary), parkland, Chermside Markets (Woolworths), the Westfield Chermside shopping and entertainment precinct, and a short stroll to the city express bus, this family friendly location is simply superb and is also within easy reach of the Brisbane CBD (12km), Prince Charles and St Vincent's Hospitals and a short drive to the Brisbane Airport and Sunshine and Gold Coast motorways.

An amazing front entertaining deck will immediately impress you, and flows effortlessly out



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/3A9EF1R

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from the kitchen and living and dining areas to provide a superb area to relax, and to enjoy larger gatherings of family and friends in style. With beautiful suburban views and breezes to die for, you will love everything about this space!

The home is very well presented and offers a fresh blank canvas to simply move in and start enjoying, with no work needed. A selection of living and dining options both upstairs and down cater perfectly to singles, couples or families, and the wonderful space under provides the ultimate potential for dual living, home business or just another wonderful living space to enjoy!

Every now and again something extra special comes along, and this home is certainly one not to be missed.

Special Features Include:

- * Solid and easy care brick construction
- * Beautifully 706m2 block with extra off street parking AND space for a pool and shed if desired
- * A commanding and elevated cul-de-sac position- the perfect position!
- * This generous block provides the perfect space for children and pets to play safely, whilst you entertain or relax with family or friends on the delightful north/east facing deck
- * Superbly and stylishly presented - ready for owners or quality tenants to simply move in and start enjoying, with no work required
- * Renovated, large kitchen with excellent storage capacity, lots of bench space and central to both the internal living spaces and outdoor deck for effortless entertaining
- * Gleaming polished timber floors, near new carpet, blinds and fresh contemporary paintwork are the perfect canvas to simply move in and start enjoying
- * A selection of living and dining options across both levels will appeal to those seeking great space and plenty of options —dual living, teenage retreat, home office or simply more living space!
- * Internal stairs for perfect connectivity between the two levels
- * A kitchenette/bar under offers brilliant scope for dual living
- * 4 generous built in bedrooms, all on the one level
- * A spacious and immaculate main bathroom upstairs, plus an additional toilet under
- * Secure double remote garaging with e-poxy flooring, internal access, PLUS plenty of off-street parking space for additional van, boat or vehicles if required
- * Solar hot water system & large 10.56 kilowatt solar panels for excellent energy efficiency and scope of use
- * So many superb extras including security, sensor lighting, air conditioning and ceiling fans
- * Located within the sought after Craigslea State School and Craigslea State High School catchments
- * Wonderful quiet street with great neighbours
- * Outstanding rental potential

Make your move with confidence - this is the one you've been waiting for. The location is superb and the home is a fantastic opportunity for both home owners and investors - to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact AMANDA WATERS.



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More About this Property

Property ID	3A9EF1R
Property Type	House
Land Area	706 m2
Including	Study Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Remote Garage Solar Panels

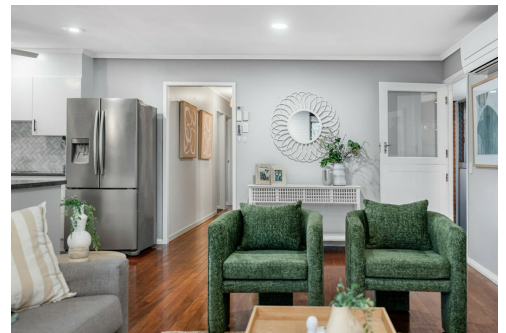
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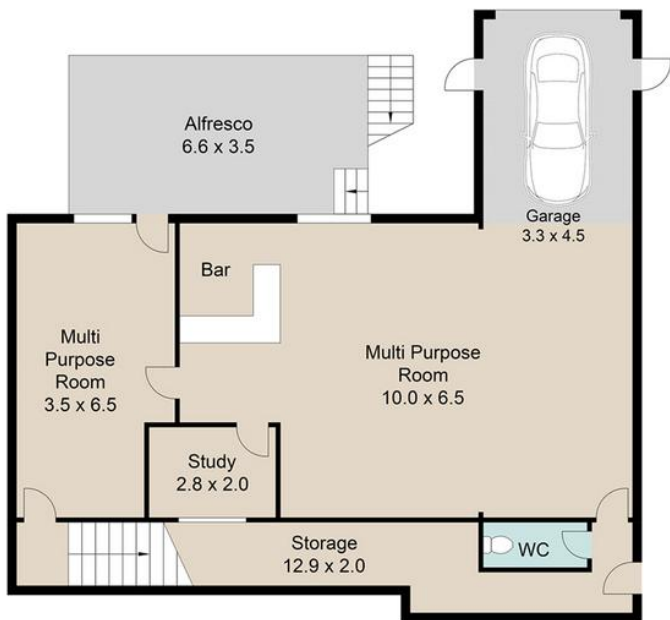
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Ground Floor



First Floor

Internal 271 m² | External 45 m² | Total 316 m²



Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.